

056.A

0012

0008.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

235,200 / 235,200

USE VALUE:

235,200 / 235,200

ASSESSED:

235,200 / 235,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12		OLD COLONY LN, ARLINGTON

**OWNERSHIP**

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	8
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02476		Type:	

**PREVIOUS OWNER**

Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -
Street 1:	4 NEWMAN WAY
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02476	

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6039																

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description				User Acct
102					0.000		235,200				235,200					151123
																GIS Ref
																GIS Ref
																Insp Date
																10/11/17

**PREVIOUS ASSESSMENT**

Parcel ID									Parcel ID		056.A-0012-0008.0		Date	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes				
2020	102	FV	228,600	0	.	.	228,600	228,600	Year End Roll		12/18/2019			
2019	102	FV	210,400	0	.	.	210,400	210,400	Year End Roll		1/3/2019			
2018	102	FV	174,300	0	.	.	174,300	174,300	Year End Roll		12/20/2017			
2017	102	FV	162,200	0	.	.	162,200	162,200	Year End Roll		1/3/2017			
2016	102	FV	162,200	0	.	.	162,200	162,200	Year End		1/4/2016			
2015	102	FV	153,000	0	.	.	153,000	153,000	Year End Roll		12/11/2014			
2014	102	FV	147,100	0	.	.	147,100	147,100	Year End Roll		12/16/2013			
2013	102	FV	147,100	0	.	.	147,100	147,100			12/13/2012			

**SALES INFORMATION**

TAX DISTRICT							PAT ACCT.																			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes																	
CARR DAVID WEX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No																			
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No																			
	18249-339		6/1/1987			No	No	N																		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/11/2017										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			Building Number 12.										
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average													
Prime Wall: 7 - Brick				A HBth:	Rating:													
Sec Wall: %				OthrFix:	Rating:													
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average													
Color: BRICK				A Kits:	Rating:													
View / Desir: N - NONE				Fpl: 0	Rating: Average													
<b>GENERAL INFORMATION</b>								WSFlue:	Rating:									
Grade: C - Average				<b>CONDOS INFORMATION</b>														
Year Blt: 1965	Eff Yr Blt:			Location: R - Rear														
Alt LUC:		Alt %:		Total Units:														
Jurisdict:		Fact:	.	Floor: 2 - 2nd Floor														
Const Mod:				% Own: 0.552500010														
Lump Sum Adj:				Name: 24 - 6039														
<b>INTERIOR INFORMATION</b>								<b>DEPRECIATION</b>				<b>REMODELING</b>						
Avg Ht/FL: STD				Phys Cond: AV - Average	30. %			No Unit	RMS	BRS	FL	<b>RES BREAKDOWN</b>						
Prim Int Wall: 2 - Plaster				Functional:		%		1	3	1	0							
Sec Int Wall:		%		Economic:		%												
Partition: T - Typical				Special:		%												
Prim Floors: 4 - Carpet				Override:		%												
Sec Floors:		%		Total:	30.6 %			<b>Totals</b>										
Bsmnt Flr:				<b>CALC SUMMARY</b>				1	3	1								
Subfloor:				Basic \$ / SQ:	320.00													
Bsmnt Gar:				Size Adj.: 1.49173546														
Electric: 3 - Typical				Const Adj.: 1.06018400														
Insulation: 2 - Typical				Adj \$ / SQ: 506.085														
Int vs Ext: S				Other Features: 32712														
Heat Fuel: 3 - Electric				Grade Factor: 1.00														
Heat Type: 6 - Elec Base/B				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC: 100		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 338893														
% Com Wall		% Sprinkled:		Depreciation: 103701				Juris. Factor:		Before Depr:	506.08							
				Deprecated Total: 235192				Special Features: 0		Val/Su Net:	388.76							
								Final Total: 235200		Val/Su SzAd:	388.76							
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 056.A-0012-0008.0						<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N		Total Yard Items:				Total Special Features:				Total:								